



THE CITY OF SAN DIEGO

DATE OF NOTICE: October 19, 2016

NOTICE OF PUBLIC HEARING

HEARING OFFICER

DATE OF HEARING: November 2, 2016
TIME OF HEARING: 8:30 A.M.
LOCATION OF HEARING: Council Chambers, 12th Floor, City Administration Building,
202 C Street, San Diego, California 92101

PROJECT NO: 327436
PROJECT NAME: LORO VILLAS
PROJECT TYPE: SITE DEVELOPMENT PERMIT; NO ENVIRONMENTAL DOCUMENT, PROCESS
THREE

APPLICANT: Brian Longmore
COMMUNITY PLAN AREA: Mid City (City Heights Neighborhood)
COUNCIL DISTRICT: 9
CITY PROJECT MANAGER: Sandra Teasley, Development Project Manager
PHONE NUMBER/E-MAIL: (619) 446-5271 / steasley@sandiego.gov

As a property owner, tenant, or person who has requested notice, please be advised that the Hearing Officer will hold a public hearing to approve, conditionally approve, or deny an application for a Site Development Permit for the construction of 19 apartment units within 12 detached buildings on a vacant, 1.33-acre site located at 1487 Parrot Street. The site is located at the intersection of Parrot Street and Cactusview Drive. The site is zoned MR-3000 of the Mid-Cities Communities Planned District. The project requires a Site Development Permit for potential impacts to environmentally sensitive lands, and for proposed deviations to the development regulations. The deviations are to exceed the allowable floor area ratio, number of units allowed per project, and, building height:

DEVELOPMENT REGULATION	MR-3000 Zone Requirement	Proposed Deviation
Floor Area Ratio	40 Percent 23,153 square feet	47 Percent 27,364 square feet
Maximum Number of Allowable Units per Project	4	19
Building Height	30 feet	33 feet 6 inches

The decision of the Hearing Officer is final unless appealed to the Planning Commission. In order to appeal the decision you must be present at the public hearing and file a speaker slip concerning the application or have expressed interest by writing to the Hearing Officer before the close of the public hearing. Please do not e-mail appeals as they will not be accepted. See Information Bulletin 505 "Appeal Procedure", available at www.sandiego.gov/development-services or in person at the Development Services Department, located at 1222 First Avenue, 3rd Floor, San Diego, CA 92101. The appeal must be made within 10 business days of the Hearing

Officer's decision.

The decision made by the Planning Commission is the final decision by the City.

This project is within the scope of Mitigated Negative Declaration No. 1386, certified on 11.6.2002. This Mitigated Negative Declaration adequately describes the activity for the purposes of CEQA.

If you wish to challenge the City's action on the above proceedings in court, you may be limited to addressing only those issues you or someone else have raised at the public hearing described in this notice, or written in correspondence to the City at or before the public hearing. If you have any questions after reviewing this notice, you can call the City Project Manager listed above.

This information will be made available in alternative formats upon request. To request an agenda in alternative format or to request a sign language or oral interpreter for the meeting, call Support Services at (619) 321-3208 at least five business days prior to the meeting to insure availability. Assistive Listening Devices (ALD's) are also available for the meeting upon request.

Internal Order No: 24003838



Development Services Department

Sandra Teasley / Project No. 327436/1222 First Ave., MS 501 • San Diego, California 92101-4140

RETURN SERVICE REQUESTED